

REC'D 12.6.10
2:00pm

Date: December 6, 2010

To: Lewis County Commission

**From: Chris Butler – Surveyor, and former Planning Commission Member
J. Vander Stoep – Attorney, Representing Forecastle Timber**

Subject: Application #156, Rezone to Forest Resource Designation – Local Importance

Forecastle Timber Co., asks the County Commission to approve rezone request Application #156. As shown in Exhibit A attached, currently the entire 2100 acre property is subdivided into 25, 80 acre lots. If this rezone is not approved the owners will commence selling these lots. If the rezone is approved, the owners would seek to sell 33, 20 acre minimum sized lots around the lake and keep the majority of the property in a permanent forestry block.

Attached you will find an extensive analysis outlining the legal basis for supporting this rezone prepared by Seattle land use lawyer Chuck Maduell who has as much or more experience with GMA processes and appeals as any lawyer in our state.

In sum, Mr. Maduell spells out why this application complies with the County Code and with the GMA. Forecastle is seeking to keep this 2100 acre property in Forest Resource land designation. We are only asking that a portion of the property be designated Forest Resource land of local significance and, if it is, Forecastle will place a deed restriction on the majority of the property insuring that it will remain working forest land in perpetuity.

Mr. Maduell's brief also explains clearly why the fears expressed by some that approving this rezone could open the whole county Forest Resource designation to review or could hold up all of the other parts of this year's amendments to the Comprehensive plan are completely unfounded

In addition to the legal justification for this rezone, which is attached, we want to call the Commissioner's attention to the policy reasons for approving Forecastle's request.

This rezone would allow the most sensible use of the property and bring benefits to the community of Mineral and Lewis County.

1. Benefits to the Community and County

Tax Revenue: Today, due to the state's favorable tax treatment of timber land, Forecastle pays only \$4800 in property taxes on this entire property. If the rezone is granted 33 lots can be sold each containing a minimum of 20 acres. Over time, vacation homes likely will be built on one acre of these lots with the remainder left in forestry designation. Such a development will result in the owners of each of the 33 lots

with homes likely paying \$10,000 a year in property taxes. Instead of generating \$4800 a year in property tax revenue the property can, in time, generate \$300,000 a year or more divided by the state, county and local taxing districts including the school and fire districts and, unlike with the current property configuration this can be achieved while keeping most of the property in a block of permanent commercial forest land.

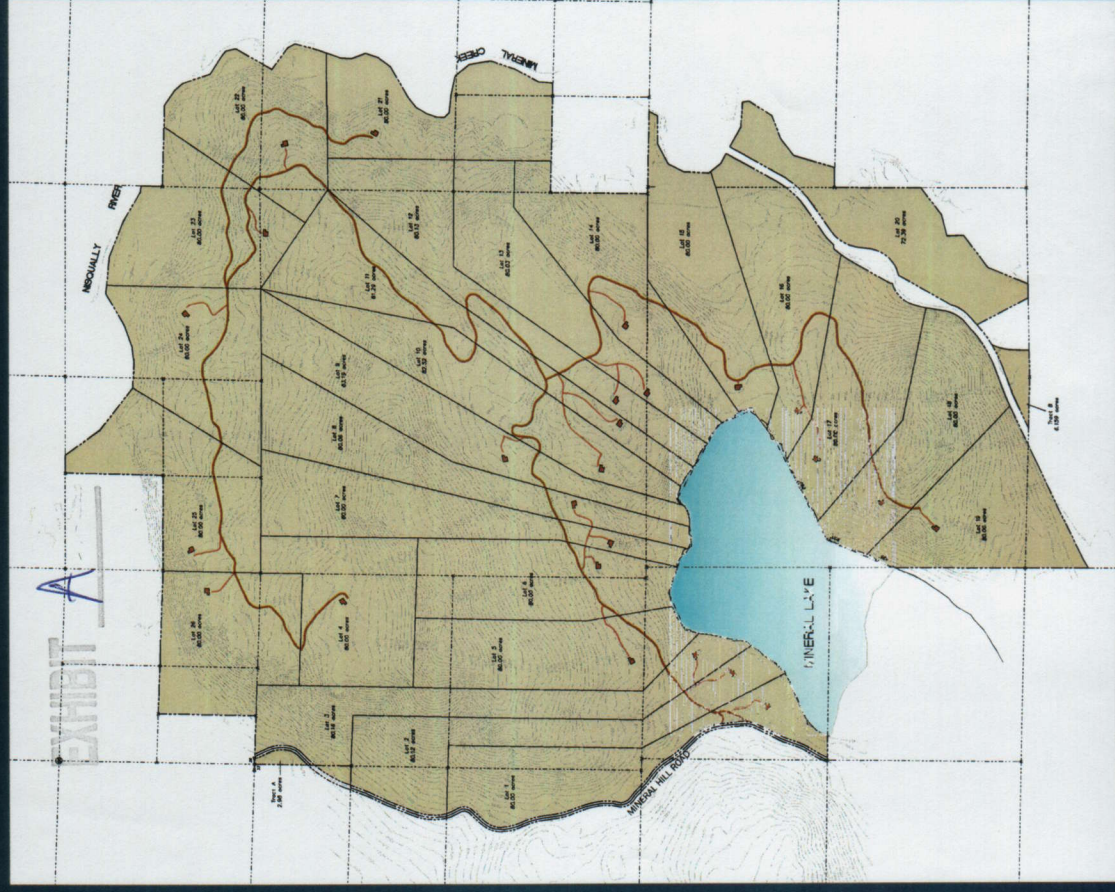
Economic Activity: At the public hearing held by the planning commission in Mineral the following messages came from those who testified in opposition: a. Mineral is overrun with "meth heads". b. The economy is bad. c. Our property taxes are too high. d. The county does not provide adequate services - especially lacking is police protection.

Allowing the building of a limited number of homes in a sensible configuration as would be allowed through this rezone will help Mineral. The amount of property taxes collected by local taxing districts from current residents will decrease as the Forecastle property around the lake is sold. The local economy will benefit as lot owners shop and buy locally. More tax revenue and economic activity will give the community additional resources for more public services and to fight the meth problem.

Community Access – Hiking and Hunting

Many local residents hike and hunt on this property. If the current FRL – Long Term Commercial designation is not changed, the entire property will be sold in minimum 80 acre lots. The new owners may prohibit any community access. Forecastle allows residents to hike and hunt as long as they are respectful of the property.

MINERAL LAKE PROPERTY OPT IN APPLICATION



Current 80- acre size lot configuration with no
Forest Reserve



Pending Opt In Application lot configuration
with Forest Reserve